

Gloucester City Council

Employment Land Monitoring Report

Report date: August 2018

Monitoring period: 1st April 2016 - 31st March 2018

Contents

1.0	Introduction / Summary	3
2.0	Methodology	5
3.0	Report on SALA Sites / Proposed for City Plan Allocation	6
4.0	Report on Second Stage Deposit Allocations/Commitments	8
5.0	Report on Non-Allocated Employment Development	18
6.0	Loss of Employment Land	36
7.0	Employment Land Delivery	39
8.0	Conclusion	40

1.0 Introduction / Summary

1.1 This is the Gloucester City Employment Land Monitoring Report covering the period 1st April 2016 - 31st March 2018. It updates the previous Monitoring report which covered the period 1st April 2014 to 31st March 2016.

1.2 The monitoring of employment land in Gloucester City has been undertaken since 1991 in order to provide an evidence base to inform plan policies and proposals relating to the provision and protection of employment land in Gloucester. Monitoring work to understand the supply, take up and loss of employment land across the City continues to be an essential piece of evidence supporting decisions on planning applications and the development of the Local Plan.

1.3 The Gloucester Second Stage Deposit Local Plan (2002) has largely been superseded by the Joint Core Strategy (JCS) which was adopted in December 2017. Details of which policies have and have not been superseded are available on the [City Council's website](#).

1.4 With regard to the employment sites in the Second Stage Deposit Draft it is important to note the position that was arrived at through the Gloucester Employment Land Round Table session on the 9th of February 2016. This session, providing evidence to the JCS, established that in terms of the existing allocations in the 2002 Deposit Draft, all the sites and areas:

- Were either being reassessed through the SALA / City Plan process whereby land will continue to be allocated for employment uses or for other uses as appropriate (Category 1 in Table 1 below);
- Had been fully built out (Category 2 below, hence the zero figure);
- Had remaining capacity through extant permissions (Category 3 below).

Table 1. Gloucester Employment Land - (Position as of 9 th February 2016)	
Category 1: Strategic Assessment of Land Availability (SALA) Sites	<p><u>Round Table Agreement on Area:</u> Land Adjacent to South West Bypass = 0.7 ha Land East of Waterwells = 6.37 ha Total = 7.07 ha</p>
Category 2: 2002 Allocations (Built out)	0
Category 3: 2002 Allocations with Extant Permissions	<p><u>Round Table Agreement on Area:</u> Triangle Park = 1.94 ha Kingsway Framework 5 = 13.42 ha Gloucester Quays = 0.89 ha Land north of Walls = 5.7 ha Total = 21.95 ha</p>
Total	29.02 ha

1.5 So the purpose of this report is to take the results of recent monitoring and to report on the status of the 3 categories outlined above. There is also a fourth category: Non- allocated sites. The

report will highlight the gains and losses of employment uses on non-allocated sites in the monitoring period. It will also look specifically at educational development.

2.0 Methodology

2.1 This report is a continuation of the employment monitoring that has been undertaken by the City Council since 1991. It covers a two year monitoring period.

2.2 Monitoring has been undertaken through site visits in April 2018 in conjunction with comprehensive annual housing monitoring to establish the levels of implementation of previous permissions.

2.3 In this report, a relatively broad definition of 'employment' has been used in order to identify potential consents to monitor over and above traditional 'B' class uses. Therefore retail, commercial, health and education related consents are considered in the study. 2.4 In terms of new commitments, within the City Council's Development Management system the following codes were searched for in terms of permissions granted between 1st April 2016 to 31st March 2018.

Q Code	Description
Q2	LS major offices / research & development / light industry
Q3	LS major heavy industry / storage / warehousing
Q4	Major retail distribution/servicing
Q8	SS offices / research & development / light industry
Q9	SS heavy industry / storage / warehousing
Q10	Retail distribution / servicing
Q12	All other small scale major development
Q14	Minor offices / research & development / light industry
Q16	Minor retailing / distribution / servicing
Q18	All other minor developments
Q401	Prior Approval – offices to dwellings

3.0 Report on SALA Sites / Proposed for City Plan Allocation

As indicated in Table 1 of Paragraph 1.4 of this report, at the 2016 JCS round table session on employment land the two sites listed as those proposed for allocation in the City Plan were:

- Land Adjacent to South West Bypass
- Land East of Waterwells

These sites equate to a total of 7.07 ha of employment land capacity. The following tables detail the status of these sites following monitoring in April 2018.

In some circumstances, it is proposed that sites previously allocated under the 2002 Local Plan will be taken forward as allocations, either in whole or in part, through the emerging Local Plan. Where this is the case, the reference number from the Draft City Plan consultation (2017) is identified in the schedule of sites at Section 4 of this report.

Southwest Bypass Site (Employment Allocation)	
This small site adjacent to Gloucester's Southwest bypass has not come forward for employment purposes to date. It is a City Plan proposed allocation (Secunda Way industrial estate) and has recently been sold by the Canal & River Trust so it may be that a planning application could soon be submitted.	
2002 Policy Ref	E2.4
2002 Page No	98 & 99
2013 City Plan Ref	WS11
Area identified in 2002 Plan	0.5 ha
Use Class identified	B1
Completions (2002 to date)	/
Commitments yet to complete	/

Land East of Waterwells (Employment Allocation)	
This site was the subject of a Development Brief adopted in September 2009. The position in 2014 was that there were no extant employment permissions at this site and that new highway infrastructure might be required in order to be able to deliver the site effectively for employment purposes. Through discussions with Stroud District Council on effective linkages with the Hunts Grove development to the south, and through consultation on the City Plan, it was considered that some parts of this allocation would most appropriately be suited to residential development and that this change would be undertaken through the City Plan process.	
2002 Policy Ref	E2.5
2002 Page No	99
2017 City Plan Ref	SA13
Area identified in 2002 Plan	15.1 ha
Use Class identified	B1
Completions (2002 to date)	/
Commitments yet to complete	An application for a new workshop building and car parking (16/00100/FUL) was permitted on 3.8.2016. This has not started. A cross boundary

	application (17/00699/FUL) for 118 dwellings is, as of July 2018, with the Council for determination. There are no completions in the monitoring period.
--	---

Every year Gloucester's SALA is updated and since the JCS roundtable in February 2016 the City Plan has been through a Regulation 18 consultation (January/February 2017). Consequently to the two SALA employment sites mentioned above others have been added. See the table below:

SALA Site	Current Status	Area
Southwest Bypass site (Secunda Industrial Estate)	Land recently been sold by Canal & River Trust. The City Council proposed to allocate the site for employment purposes through the City Plan.	0.7 ha
Land East of Waterwells	The proposed allocated has been amended to allow a residential development on some portions, linked with Hunts Grove to the south.	2.4 ha
Southern Railway Triangle	There have been indications from Network Rail that this land could be available for Employment use within the next 5 years, .	4.22 ha
Gloucester Mail Centre	This site was 2.25 ha when consulted on in Jan/Feb 2017. The office buildings on the site (0.58 ha) have now gained approval for change of use to residential (48 units) under Permitted Development (18/00336/JPA).	1.67 ha
		Total = 8.99 ha

4.0 Report on Second Stage Deposit Allocations/Commitments

4.1 The Gloucester City Second Stage Deposit Local Plan (2002) identified 102.84 ha of land for employment including existing commitments, mixed use allocations, new employment allocations and old employment land in the City.

As indicated in Table 1 of Paragraph 1.4, in February 2016 the round table group estimated that, at that date c. 30 ha remained and the majority of this was from extant permissions on these sites. In the interests of completeness, the following section provides an update of all the 2002 sites, other than those specifically considered as SALA / City Plan sites in Section 3. As mentioned earlier in this report, where it is proposed sites are to be carried forward, wither in part or in whole, through the emerging Local Plan, the reference from the Draft City Plan consultation in 2017 is included.

Waterwells Business Park (Employment Land Commitment)	
This business park comprises predominantly B1 office and light industrial uses with B8 storage and distribution. Originally a green field site with excellent access to Junction 12 of the M5, the site has proved popular with both speculative developers and businesses relocating from within the city and elsewhere.	
2002 Policy Ref	EC.1
2002 Page No	94
2017 City Plan Ref	-
Area identified in 2002 Plan	12.09 ha
Use Class identified	B1
Completions (2002 to date)	9.36 ha in 2016 Monitoring report
Commitments yet to complete	<u>Commitments (2016-2018)</u> (15/00892/FUL) 'Fusion Point' - Erection of new manufacturing and distribution facility (Use Classes B2/B8) and ancillary office with associated car parking, landscaping and access arrangements. B uses = 6,688 sqm added.

Rear of 2-28 Hempsted Lane (Employment Land Commitment)	
This site, also called Spinnaker Park is close to Hempsted landfill and is affected by flooding. However, since the completion of the South West bypass, it has become more attractive to the market with 2 plots receiving planning permission and being put to use since the monitoring report of 2012. One plot is occupied by a recycling specialist and the other by Hobbs Brothers Oil as a new depot for distribution. A large factory unit 'Pressweld' on the site occupies about 1.3 ha and App No. (16/00335/FUL) proposed an extension of the B2 use, but this was withdrawn.	
2002 Policy Ref	EC.2
2002 Page No	94
2017 City Plan Ref	-
Area identified in 2002 Plan	8.7 ha is committed for employment use (Table 4, Page 94 of Gloucester City, Revised Deposit Draft Local Plan).
Use Class identified	B2 & B8
Completions (2002 to date)	0.4 ha
Commitments yet to complete	/

Former Telecom House, Great Western Road (Employment Land Commitment)

This central Gloucester site has been earmarked for regeneration for a number of years. It was allocated in the Preferred Option Central Area Action Plan for the relocation of the city Magistrates court, but this proposal failed to materialise. Status as of 2018: Application (16/00303/FUL) for a new surface car park was permitted and it is under construction as of July 2018. This equates to 6,347 sqm for station car parking.

2002 Policy Ref	EC.4
2002 Page No	94
2017 City Plan Ref	-
Area identified in 2002 Plan	0.6 ha
Use Class identified	B1
Completions (2002 to date)	None
Commitments yet to complete	(16/00303/FUL) - Surface car park

Metz Way (Employment Land Commitment)

This site is complete and occupied by 'Build Base' – a wholesale building company. 2018 position: complete.

2002 Policy Ref	EC.5
2002 Page No	94
2017 City Plan Ref	-
Area identified in 2002 Plan	1.3 ha
Use Class identified	B1 & B8
Completions (2002 to date)	1.3 ha
Commitments yet to complete	-

Western Waterfront (Mixed Use Allocation)

This allocation includes (from north to south):

St. Oswald's Park

This area, Gloucester's former cattle market, has undergone major regeneration in recent times with new retail warehouses, a supermarket, restaurants and dwellings being delivered at the site. A large 'extra care' village has been delivered alongside open market and affordable housing.

Westgate Quay

An area of retail west of the City Centre focused on Westgate Island and also of businesses and light industry backing onto the River Severn.

The Prison and River Frontage

An area of significant redevelopment and regeneration, for details refer to the Blackfriars LDO (16/01510/LDO).

Blackfriars

An important regeneration site for Gloucester, currently the site of phase 1 of a significant student housing scheme. For details refer to the Blackfriars LDO (16/01510/LDO).

Gloucester Docks

The regeneration of this part of the city has been ongoing for many years with the reuse and conversion of listed warehouse buildings for office and residential purposes. The area has good links to the Quays and to the City Centre and is popular with visitors. Land outside the National Waterways Museum is a popular space for cultural events and has recently been upgraded. New build and conversions have delivered flats and apartments with some commercial units on ground floors.

Bakers Quay (Also called Gloucester Quays)

In June 2006 outline planning permission for this site was granted by the Secretary of State. To date the scheme has delivered a factory outlet centre (May 2009), a new F.E .college, a supermarket and a hotel (May 2009). These elements of the scheme predated PPS4 and have not been included in employment land figures – however, any new employment uses generated within this area post 2009 are captured by the employment monitoring. Since the 2012 study a new 10 screen cinema and nine restaurants have been delivered within the Quays complex comprising some 0.52 ha of development. The outline permission for this site also granted residential, leisure and additional employment development across the wider area identified in the outline permission.

Included in this area is also The Peel Centre including the former Cineworld. The Peel Centre has a long and complex planning history. In 1989 application (11159/11a) was approved for 93,000 sq. ft. (0.8 ha). This application was for a new highway, a drive through restaurant and the formation of a car park. For a detailed planning history see Section 2 of the Committee Report for 16/00005/OUT).

2002 Policy Ref	MU.2
2002 Page No	95
2017 City Plan Ref	SA17 Southgate Moorings & SA20 Land at St Oswalds
Area identified in 2002 Plan	-
Use Class identified	Mixed uses
Completions (2002 to date)	<p>There are a number of completions from 2002 and these are detailed in previous monitoring reports. Included below are those within the current monitoring period 2016 – 2018.</p> <p>-The Peel Centre: (17/00139/FUL) Variation of Condition 1 of permission ref: 13/00559/FUL (to allow Unit 3a to be used for the sale of Class A1 convenience goods).</p> <p>-The Peel Centre: (17/00140/FUL) Variation of Condition 1 of permission ref: (14/01445/FUL) to allow Unit 3a to be used for the sale of Class A1 convenience goods.</p> <p>-Unit 63 Gloucester Quays: (15/01131/COU) Temporary change of use to A1 retail (unrestricted) for a period of 12 months. A1 Shops = 190 sqm of net additional gross internal floorspace following development. 'Other' = loss of 190 sqm gross internal floorspace following development.</p> <p>-Unit 72A Gloucester Quays: (16/00351/COU) Change of use of ground floor unit from Use Class A2 to food and drink use (Use Class A3, A4, A5). A2 Financial and professional services = loss of 81 sqm of gross internal floorspace. A3 Restaurants and cafes = 81 sqm of net additional gross internal floorspace following development.</p>

	<p>-Unit 121B, Gloucester Quays: (17/00653/COU) Proposed change of use from Use Class B1 (office) to Use Class D1 (Explore Learning Centre) B1(a) Office = 200 sqm of loss of gross internal floorspace. D1 Non residential institutions = 200 sqm of net additional gross internal floorspace following development.</p>
Commitments yet to complete	<p>Land at Bakers Quay: (15/01144/FUL) Alteration, including partial demolition, refurbishment and restoration of Downings Malthouse and Downings Malthouse extension, the demolition and redevelopment of Provender Mill and the restoration and extension of the transit shed. A3 Restaurants and cafes = 5,753 sqm of net additional gross internal floorspace following development. B uses = loss of 70,931 sqm of gross internal floorspace. C1 Hotels and halls of residence = 3,759 sqm of net additional gross internal floorspace following development. Started.</p> <p>Land at Bakers Quay: (15/01625/FUL) Variation of condition 12 of permission ref (14/01386/FUL) The variation increases the gross internal floorspace for A1 by 311 sqm. Started.</p> <p>23 - 25 & 27 - 29 Commercial Road: (16/00381/FUL) Conversion and alteration of existing buildings to A3 commercial units and the creation of a three-storey extension to the rear of Nos 23-25 and a two storey extension to the rear of Nos 27-29. A3 Restaurants and cafes = 1,624 sqm of net additional gross internal floorspace. Not started.</p> <p>Units 73, 87, 88, 89 Gloucester Quays: (16/00346/COU) Change of Use of Units 73, 87, 88 and 89 (ground floor) of outlet centre from factory outlet retail use to food and drink use (Use Classes A3, A4 and A5) including external seating area. A1 Shops = loss of 307 sqm gross internal floorspace. A3 Restaurants and cafes = 307 sqm of net additional gross internal floorspace following development. Not started.</p> <p>The Peel Centre (16/00005/OUT) Redevelopment and COU of former cinema. A1 shops = 9,518 sqm net additional gross internal floorspace following development. A3 restaurants and cafes = a loss of 840 sqm of gross internal floorspace. D2 assembly and leisure = a loss of 2,333 sqm of gross internal floorspace. Started.</p>

Bus Station & Market Parade (Mixed Use Allocation)	
<p>This site lies within the wider regeneration area known as Kings Quarter which is the City Council's top priority area for regeneration in the City. The planning application for the new bus station is consented. A number of old buildings (cafés, public toilets) adjacent to the existing bus station have been demolished in preparation for building works. 2018 position: The Bus Station is under construction and due to be completed and operational by Autumn 2018.</p>	
2002 Policy Ref	E1 & MU.3
2002 Page No	79 & 97
2017 City Plan Ref	SA15
Area identified in 2002 Plan	1.81

Use Class identified	B1 offices
Completions (2002 to date)	None in the monitoring period.
Commitments yet to complete	Demolition of old Bus Station and provision of a new facility (15/01142/FUL). A1 loss of 455 sqm. A3 loss of 200 sqm. B1a loss of 5,062 sqm. 'Other' Public toilet = loss of 50 sqm. 'Other' Bus Station, café and car park loss of 5,767 sqm, but new Bus Station will be 1,250 so net loss of 4,517.

RAF Quedgeley (Mixed Use Allocation)

The main employment area at the former RAF Quedgeley is Framework 5 which has delivered significant employment development in recent years including a new ASDA supermarket (12/00423/FUL).

2002 Policy Ref	E1 & MU.5
2002 Page No	96 & 97
2017 City Plan Ref	-
Area identified in 2002 Plan	40 ha was recommended, but 20 ha is reported in previous monitoring reports.
Use Class identified	B1 & B8
Completions (2002 to date)	Historic completions include, the ASDA supermarket and recently the 'Hungry Horse' restaurant/pub, gain of 950 sqm for A3 (16/01331/FUL). So the position of 13.42 ha of extant permissions yet to deliver (as agreed at the JCS round table session in February 2016) is now 13.08 ha.
Commitments yet to complete	Kingsway Business Park (16/01258/FUL). Health care facility and pharmacy. Erection of new building (974 sqm GIA) for healthcare facility (use class D1) and ancillary retail pharmacy (use class A1) (110 sqm), associated access, car parking, landscaping and boundary treatment. Land to East of A38 and Naas Lane. (15/00112/REM). Erection of 2 buildings for B1 (light industrial) & B8 (storage and distribution) use with associated access road, parking and landscaping. 6,860 sqm GIA. Not started.

Junction Barnwood Road and Barnwood Bypass (Mixed Use Allocation)

This site is built out and complete, it has delivered a hotel, a coroner's court with mortuary and residential development. A total of 1.3 ha of employment land has come forward at this site.

2002 Policy Ref	E1 & MU.6
2002 Page No	96 & 97
2017 City Plan Ref	-
Area identified in 2002 Plan	1.3 ha
Use Class identified	B1
Completions (2002 to date)	1.3 ha
Commitments yet to complete	Completed site

Former Industrial / Chemical Sites, Bristol Road (Mixed Use Allocation)

Comprised of three former employment sites, Contract Chemicals, St. Gobain and Wellman

<p>Grahame, this site benefits from a planning permission for wholesale mixed use redevelopment including 0.7 ha of employment land. Within the monitoring period most of the site has been permitted for housing (Matthew Homes). Site A under construction: 42 dwellings delivered in 2017/18. Site B: under construction. A total of 258 homes are expected to be delivered on these sites.</p>	
2002 Policy Ref	E1 & MU.9
2002 Page No	97
2017 City Plan Ref	-
Area identified in 2002 Plan	c.1 ha for Employment (B1) uses
Use Class identified	B1
Completions (2002 to date)	None
Commitments yet to complete	<p>Site A – Former St Gobain (07/00472/OUT & 15/00286/REM) = Loss of 6.2 ha of employment land to residential (172 dwellings).</p> <p>Site B – Former Contract Chemicals (07/00474/OUT & 15/00287/REM) = Loss of 2.7 ha of Employment land to residential (86 dwellings), but 0.7 ha is retained for Employment so the net loss is 2 ha on this site.</p>

Longstay Carpark – Railway Station (Employment Allocation)	
<p>This site is owned by Network Rail and used as a long stay surface level car park for rail commuters. There are no current proposals to bring the site forward for employment purposes, the future allocation of the site will be considered through the City Plan. Network Rail have indicated that the site could be available in a few years time for residential use above car parking.</p>	
2002 Policy Ref	E2.1
2002 Page No	97
2017 City Plan Ref	-
Area identified in 2002 Plan	0.48
Use Class identified	B1
Completions (2002 to date)	None
Commitments yet to complete	None. As of July 2018 this car park is in regular use, but the completion of the car park on Great Western Road could result in more short stay parking on this site in the short to medium term.

RMC Waterwells Site (Employment Allocation – 2002 Plan pages: 97 & 98)	
<p>This site lies immediately to the north west of the original Waterwells site and is partly built out. The whole site has extant planning permission for employment. In 2015 the new Gloucestershire Constabulary Custody suite (police cells) was completed on the southern part of the site. In November 2015 the 'Aquarius Centre' for B1c & B8 uses was permitted and it is now complete.</p>	
2002 Policy Ref	E2.2
2002 Page No	98
2017 City Plan Ref	-
Area identified in 2002 Plan	7.2 ha
Use Class identified	B1
Completions (2002 to date)	Almost all of the site is completed

to date)	
Commitments yet to complete	Car park (15/00322/FUL) – off Edison Drive yet to start

IM Group Site (Employment Allocation)	
There is no change since the last monitoring report. The whole site is currently in use for car and van storage/valeting purposes.	
2002 Policy Ref	E2.6
2002 Page No	98 & 99
2017 City Plan Ref	-
Area identified in 2002 Plan	6.4 ha
Use Class identified	B8
Completions (2002 to date)	/
Commitments yet to complete	/

South Junction Eastern Avenue & Barnwood Road (Employment Allocation)	
There are no current proposals to bring this site forward for employment purposes. Access to the site is severely constrained. The site has been considered through the SALA for residential use, but there is no evidence that it is currently available.	
2002 Policy Ref	E2.7
2002 Page No	98 & 99
2017 City Plan Ref	-
Area identified in 2002 Plan	0.7 ha
Use Class identified	B1
Completions (2002 to date)	/
Commitments yet to complete	/

British Gas Site (Employment Allocation)	
This site was granted permission in 2011 for open storage and sale/display/storage of new or used motor vehicles. The clearance of the site and implementation of the permission was completed in the 2011/12 monitoring period. In the monitoring period up to 2014 two new reserved matters consents were granted at the site. The whole site is permitted for B8 open storage. There have been no further applications in the monitoring period 2016 – 2018.	
2002 Policy Ref	E3.1
2002 Page No	99 & 100
2017 City Plan Ref	-
Area identified in 2002 Plan	7 ha
Use Class identified	B1 & B2
Completions (2002 to date)	Applications for open storage – see above
Commitments yet to complete	/

Railway Triangle (Employment Allocation)

This important central site began to be built out during the monitoring period up to 2014. Morrison's supermarket and filing station now occupies 3.89 ha. The 2014 monitoring report highlighted reserved matters consents for a further 1.95 ha and outline consent for the remaining 5.06 ha of the site for B1, B2 & B8 & car showrooms. As of 2016 a Mercedes-Benz Commercial showroom has been built and is open for business. Additionally, 22 new trade units in 5 blocks were granted consent on 16.6.16. The 2018 position is that these units are currently under construction, but close to completion.

2002 Policy Ref	E3.2
2002 Page No	99 & 100
2017 City Plan Ref	-
Area identified in 2002 Plan	10.9 ha
Use Class identified	B1, B2 & B8
Completions (2002 to date)	Morrison's supermarket (11/00902/OUT, 14/00300/FUL) Mercedes-Benz Commercial showroom (11/00902/OUT, 14/00145/REM) = 1,024 sqm of gross internal floorspace completed. Costa coffee = 160 sqm of gross internal floorspace completed.
Commitments yet to complete	22 trade units (16/00158/FUL) - B1, B2, & B8 = 4,052 sqm additional gross internal floorspace following development. Restaurant / pub (16/00622/FUL) - A3/A4 = 858 sqm additional gross internal floorspace following development.

Great Western Road Sidings (Employment Allocation)

In the current monitoring period there has been no movement on this site. This site was considered through the 2013 City Plan Sites consultation as a possible location for employment led mixed use development and through the City Plan 2017 Reg. 18 consultation as a site for residential development and a University Technical College. As of July 2018, negotiations are ongoing with Network Rail and Homes England.

2002 Policy Ref	E3.3
2002 Page No	100
2017 City Plan Ref	SA09
Area identified in 2002 Plan	4.3 ha
Use Class identified	B1
Completions (2002 to date)	/
Commitments yet to complete	/

Horton Road Sidings (Employment Allocation)

This site, also called 'The Allstone site' is operating as a waste transfer station, but it has permission for residential development – 200 dwellings and 200 student bedrooms (16/00948/OUT).

2002 Policy Ref	E3.4
2002 Page No	100
2017 City Plan Ref	SA05
Area identified in 2002 Plan	3.46 ha
Use Class identified	B1

Completions (2002 to date)	/
Commitments yet to complete	(16/00948/OUT) Committee resolution to permit subject to S106.

Table 2. Aggregated figures for 2016-2018 Completions and Commitments on 2002 Deposit Draft Allocations.

Completions		
	Use Class	Gross internal floorspace (sqm)
	A1	190 1,024 Net Total = +1,214
	A2	-81 sqm Net Total = -81
	A3	81 160 Net Total = +241
	A5	/
	B Uses	-200 Net Total = -200
	C1	/
	C2	/
	C3	/
	C4	/
	D1	200 Net Total = +200
	D2	/
	Sui Generis	/
	Other	-190 Net Total = -190
	Other – car parks	/
Commitments		
	Use Class	Gross internal floorspace (sqm)
	A1	311 -307 9,518 -455 110 Net Total = +9,177
	A3	5,753 1,624 307 -840 -200 858 Net Total = +7,502
	B Uses	6,688 -70,931 -5,062

		6,869 4,052 -400 -6.2 ha (St Gobain, Bristol Rd) -2.0 ha (Contact Chemicals, Bristol Rd) Net Total = - 53,722 sqm plus -8.2 ha (external) for Bristol Road sites
	C1	3,759 Net Total = 3,759
	C2	/
	C3	/
	C4	/
	D1	974 Net Total = +974
	D2	-2,333 Net Total = -2,333
	Sui Generis	/
	Other	-5,767 1,250 -3,900 Net Total = -8,417
	Other – car parks	6,347 6,860 Net Total = +13,207

5.0 Report on Non-Allocated Employment Development

5.1 Table 3 below details the non-allocated Employment consents and completions for 2014 – 2016 (the previous monitoring period). The 'Completed' column has been updated based on monitoring undertaken in April of 2018. Table 4 below shows the Educational / Public Sector consents and completions for 2014 – 2016.

Table 3: Gloucester City Non-Allocated Employment Consents & Completions 2014 – 2016

Site	Description of Development	Internal Floor Space (sqm)	Former Use	Consent Granted	Completed
Land at Barnwood Link Road adjacent to Walls Factory	(14/01035/OUT) Mixed employment development (B1, B2, B8) and car showroom	B uses and Other = 27,917 net additional gross internal floorspace following development	Greenfield site adjacent to factory and railway line	22.9.2015	No
Land at Olympus Park, Quedgeley	(14/01158/FUL) Mixed use facilities, restaurants, cafes, shops and offices	A3 restaurants & cafes = 455 B1(a) offices = 18 C1 hotels = 548 All net additional gross internal floorspace following development	Offices	04.12.2014	Yes
Imperial Gate Business Park Building B & C	(14/01163/FUL) New & refurbished office buildings	B1(a) offices = 4,039 net additional gross internal floorspace following development	B1, Offices	14.8.2015	Yes
Bybrook House, Lower Tuffley Lane	(15/00657/FUL) Extension, new offices, parking	B1(a) offices = 1,174 net additional gross internal floorspace following development	Offices	27.10.2015	Yes
Hadwen Medical practice, Glevum Way	(16/00378/FUL / 15/00776/FUL) Extension of practice	D1 non-residential institutions = 896 net additional gross internal floorspace following development	Medical practice	18.11.2015	Yes
Conway House 31-35 Worcester Street	(14/00688/JPA) Prior Approval – Offices to flats	Not given	Offices	13.11.2014	No – Not implemented, still offices – Regis.
		Permitted net additional gross internal floorspace following development B uses = 33,148 sqm A3 = 455 sqm C1 = 548 sqm D1 = 896 sqm Total: 35,047 sqm			Completed net additional gross internal floorspace following development B uses = 5,231 sqm A3 = 455 sqm C1 = 548 sqm D1 = 896 sqm Total: 7,130 sqm

Table 4. Gloucester City Educational / Public Sector Consents & Completions 2014 – 2016

Site	Internal Floor Space (sqm)	Granted / Completed
Kingsholm Primary School	(15/00545/FUL) Construction of multi games area, fence and new path (all of this is external). D1 non-residential institutions = 672 sqm.	Granted: 9.7.15 Completed: Yes
Crypt School	(14/00610/FUL) New 2 storey teaching block. D1 non-residential institutions = 959 sqm net additional gross internal floorspace following development.	Granted: 30.6.14 Completed: Yes
University of Gloucestershire, Oxstalls Lane	(14/00882/FUL) New performing arts centre D1 non-residential institutions = 736 sqm net additional gross internal floorspace following development.	Granted: 27.10.2014 Completed: Yes
	<u>Permitted:</u> Internal = 1,695 sqm net additional gross internal floorspace following development. External = 672 sqm additional gross following development. Total = 2,367 sqm.	<u>Completed:</u> Internal = 1,695 sqm net additional gross internal floorspace following development. External = 672 sqm additional gross following development. Total = 2,367 sqm.

5.2 Table 5 below details the Non-Allocated Employment Consents & Completions 2016 – 2018 and Table 5 shows the Educational / Public Sector Consents / Completions for the same period.

Table 5. Gloucester City Non-Allocated Employment Consents & Completions 2016 – 2018

Site	Description of Development	Internal Floor Space (sqm)	Former Use	Consent Granted	Status
Saintbridge Pharmacy, Askwith Road	(17/00288/FUL) Single Storey side extension to the Pharmacy and construction of entrance ramp.	The net additional gross internal floorspace following development is not given.	Saintbridge Pharmacy	06.11.2017	Not started
Land to East of Stephenson Drive, Quedegely	(16/01022/FUL) B8 units.	B uses = 1,705 sqm additional gross internal floorspace following development.	Vacant site	05.10.2016	Completed
Units 3 - 4 Eastern Avenue Retail Park, Eastern Avenue	(15/00133/FUL) Revised hybrid planning application for the variation of conditions 7 and 8 of planning permission 53102/01/OUT to enable the reconfiguration of Units 3 and 4 and to extend the range of goods capable of being sold from the resultant units, along with the provision of a 185.8 square metre mezzanine	A1 shops = 185 sqm additional gross internal floorspace following development.		22.08.2016	Completed

	floor for non trading purposes within reconfigured Unit 4.				
Gloucester Retail Park Eastern Avenue	(16/00055/FUL) Erection of new Class A1/A3 drive-thru unit, revised access arrangement, reconfiguration of car park to retail park and associated landscaping.	Other = 145 sqm additional gross internal floorspace following development.		22.08.2016	Completed
Vets 4 Pets 101 Barnwood Road	(16/00663/COU) Change of use of land to provide extension to car park area.	Other (car parking) = 789 additional sqm.	Open space (private)	29.07.2016	Completed
Lidl Supermarket, Bristol Road	(16/00840/FUL) Demolition of existing discount food store and construction of replacement discount food store with associated car parking, servicing and landscaping.	A1 shops = 344 sqm additional gross internal floorspace following development.		03.06.2016	Completed
Poeton (Gloucester) Ltd Eastern Avenue	(16/00627/FUL) Creation of concrete bunded storage area at rear of factory including the siting of five storage containers (amended plans including proposals for the siting of five storage containers).	B use. Area for external storage = 277 sqm.		30.09.2016	Completed.
Beechwood Funeral Services 7A Highfield Place	(16/01146/COU) Change of use of first floor to residential (2 bedroom flat).	The net additional floorspace is not given.	Funeral services	10.11.2016	Completed
Unit 1 Magnet Retail Park Eastern Avenue	(16/00996/FUL) Variation of condition 9 on planning permission ref. 98/00353/FUL to allow for the sale of toys, children's sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment.	N/A		07.12.2016	Completed
GL1 Cars Southern Site Gloucester Enterprise Eastern Avenue	(16/01129/FUL) Renewal of temporary consent granted on the 9th of November 2015 ref 15/00812/FUL for a further 3 years for car sales with temporary sales office/welfare unit, shipping container and	N/A		21.03.2017	Completed

	portable garage.				
Keyway 4 Barnwood Point Corinium Avenue	(15/01605/FUL) Erection of vehicle sales centre, vehicle sales car park and new vehicle wash bay including workshop with MOT facility.	Other – vehicle sales = 1,209 sqm additional gross internal floorspace following development.		13.04.2016	Completed
Shield House, 2 Crest Way	(16/00896/FUL) Variation of conditions 2, 9, 11 and 12 and removal of condition 10 of planning permission 15/01428/FUL (which grants permission for reconfiguration of premises including two and single storey extensions, plant and alterations to access).	N/A		06.10.2016	Completed
Former 4 Barnwood Point Corinium Avenue	(16/01197/FUL) Erection of new three vehicle valet buildings.	Other – valet bay = 103 sqm additional gross internal floorspace following development.		21.12.2016	Completed
Unit 1 Magnet Retail Park Eastern Avenue	(16/01011/FUL) Extension of existing mezzanine for the installation of 214 sqm of floor space at mezzanine level.	A1 shops = 214 sqm additional gross internal floorspace following development.		07.12.2016	Completed
Former Record Securicor Ancillary Building, Eastbrook Road	(17/00026/COU) Change of use of existing warehouse to training centre in conjunction with adjoining education unit occupied by Eastbrook Education Trust , including internal alterations and retention of external cladding.	COU from B8 storage to C2 educational = 845 sqm (this is not additional, this is COU on the existing footprint).	COU A1 to C2	20.07.2017	Completed
2E All Saints Road	(16/00401/FUL) Change of Use from class D2 Martial Arts Studio to class B2 Motor Vehicle Repair Workshop (retrospective).	COU from D2 to B2 = 270 sqm (this is not additional, this is COU on the existing footprint).		25.07.2016	Completed
Asda Supermarket Bruton Way	(17/00086/FUL) Change of use of part of store car park to an automated petrol filling station and associated infrastructure.	COU from car park to A1 = 51 sqm.		11.11.2016	Completed
43 Sidney Street	(16/00447/COU) Change of use from C3 to C2 to transform 43 Sidney Street (currently a 3 bedroom house) into specific care housing. Loss of residential to use class C2.	N/A – just COU within C uses.		03.06.2016	Under construction
Norville Optical Co Ltd Paul Street	(16/00815/FUL) Demolition of existing	Loss of 3,700 sqm gross internal floorspace from B1c		10.02.2017	Under construction

	buildings and clearance of site, and erection of 63 affordable homes including new vehicular access.	light industrial to C3 dwellinghouses.			
39 - 41 Hatherley Road	(17/00160/PRIOR) Change of use from offices to a dwelling house.	COU from B1 to C3. Loss of estimated 63 sqm gross internal floorspace from B1.		29.03.2017	Completed
The Victory Hotel, 167 High Street	(17/00203/COU) Change of use on ground floor only from public house and hotel to children's nursery.	N/A – info not given on planning applications forms.		10.05.2017	Not started
46 Conduit Street	(17/00233/COU) Retrospective change of use of part of dwelling house (C3) to Osteopath Clinic (D1).	COU from C3 to D1 = 14 sqm (this is not additional, this is a COU on the existing footprint).		26.05.2017	Completed
33 Midland Road	(17/00702/LAW) Lawfulness for conversion into 4 flats (note: not a loss).	N/A		03.11.2017	Completed
Vauxhall Mart, 174 Barton Street	(16/00288/FUL) Demolition of single storey building and erection of four shops (Use Class A1). Amended scheme.	A1 shops = 69 sqm additional gross internal floorspace following development.		15.06.2016	Not started
296 Barton Street	(17/00691/COU) Change of use from retail to C3 dwelling - as a studio apartment.	COU, loss from A1 of 28 sqm to C3 dwellinghouse.		14.11.2017	Completed
162 Elmleaze	(16/01436/COU) Change of use from domestic to shared domestic and beauty salon.	N/A – not significant.		10.01.2017	Completed
51 Barnwood Road	(16/00982/COU) Change of use from store room/garage to beauty therapy studio.	N/A – not significant.		07.10.2016	Not started
Queens, 67 Barnwood Road	(17/00514/COU) Change of use from garage to office.	N/A – not significant.		20.07.2017	Not started
Build it Gloster, Court Shepherd Road	(16/00455/COU) Proposed change of use from existing builders merchants to B2 Use Class.	Net additional internal floorspace not given.		21.06.2016	Completed
Gladiator Inn Tuffley Lane	(17/01001/COU) Change of use from Finance Offices (A2) to children's day nursery.	Information not given on application form.		23.11.2017	Completed
83 Watermint Drive, Quedgeley	(17/00720/FUL) Proposed dog grooming parlour.	Not significant in terms of size and information not given.		08.09.2017	Completed
Hucclecote Service Station, Hucclecote	(16/00203/FUL) Refurbishment of forecourt shop.	Not significant – just refurbishment of existing use.		05.04.2016	Completed
Allcooper Security 7 Hucclecote Road	(16/00753/FUL) Demolition of existing buildings, erection of new	A1 shops = 118 sqm additional gross internal floorspace following		06.07.2017	Under construction

	Class A1 retail store (super market) with associated access, parking and landscaping.	development. Loss of 928 sqm gross internal floorspace of B1a offices to A1 and loss of 693 sqm of gross internal floorspace from 'Other' to A1 use.			
97 - 99 Hucclecote Road	(17/00494/FUL) Proposed removal of canopy and erection of a new bespoke workshop.	B1c = 144 sqm additional gross internal floorspace following development.		19.09.2017	Not started
Northgate Court, 21 - 23 London Road	(16/00375/JPA) Prior approval for change of use from offices (Class B1a) to 18 no. flats (Class C3).	Loss from B1a offices to C3 dwellings of (est) 244 sqm gross internal floorspace.		21.07.2016	Completed
Gloucester Rugby Football Club, Kingsholm Road	(16/00868/FUL) Change of use of land from car sales (sui generis) to stadium use (Class D2).	COU = 81 sqm (external area) from other - car sales to D2 stadium use.		29.11.2016	Completed
London House 10 - 12 London Road	(16/01506/JPA) Prior approval for change of use from offices (B1) on first and second floor to 4 residential apartments (C3).	Not implemented (16/01472/FUL) was implemented and completed – see below.		27.01.2017	/
Gillmans Electrical St Oswalds Road	(16/00957/FUL) Part demolition of existing building; erection of a three storey building; single storey front extension; and new first floor link way, in connection with the existing use of the site.	A1 shops = 1,020 sqm net additional gross internal floorspace following development. B1 & B8 uses = 2,354 sqm additional gross internal floorspace following development.		22.03.2017	Not started
Pullman Place Great Western Road	(16/01190/COU) Change of use of ground floor from a call centre office to outpatient suite Class D1 and associated alterations.	COU on ground floor but no figures given on application form – section 18.	Call centre	22.11.2016	Completed
London House 10 - 14 London Road	(16/01472/FUL) Conversion of existing office and retail space on the first and second floors plus third floor construction to provide 6 shared student apartments, including alterations to existing elevations.	A1 shops = loss of 245 sqm gross internal floorspace. B1a offices = loss of 356 sqm of gross internal floorspace. In total a gain of 601 sqm to C class uses.	Offices	10.02.2017	Completed
Winfield Medical Centre, Tewkesbury Road	(17/00144/FUL) Proposed extension and internal alterations forming MRI suite with associated external plant and alterations to car parking.	C2 residential institutions = 62 sqm net additional gross internal floorspace following development.		25.04.2017	Not started
Proposed Hungry	(16/01331/FUL)	A3/A4 uses = 950 sqm net		12.04.2017	Completed

Horse, Newhaven Road, Quedgeley	Erection of part single storey/ part two storey restaurant / public house (Class A3/A4) with ancillary residential accommodation at first floor.	additional gross internal floorspace following development.			
Woodrow House, 1 Telford Way, Quedgeley	(16/01260/FUL) 2 no. two-storey extensions to northern and southern elevations to extend the existing office building to provide improved training and conference facilities on the ground floor. Improved office and staff welfare facilities at first floor.	B1 = 366 sqm net additional gross internal floorspace following development.		07.12.2016	Completed
106-108 Finlay Road	(17/00123/FUL) Demolition of two outbuildings. Extension to existing mixed use building (comprising retail unit, toilet, cycle store and refuse store on the ground floor and two bedroom apartment at first floor level). New vehicle access with driveway and amenity space. Alteration of flue and additional flue.	A1 shops = 40 sqm net additional gross internal floorspace following development.		11.08.2017	Not started
126 Tredworth Road	(15/00797/COU) Proposed change of use from florist to takeaway.	A1 shops = loss of 55 sqm gross internal floorspace. A5 hot food takeaway = 138 sqm net additional gross internal floorspace following development.		03.06.2016	Completed
Unit 4 Mill Place One Bristol Road	(16/00864/COU) Proposed change of use of part of B8 unit to A1 Retail Showroom and B1 Offices.	A1 shops = 445 sqm net additional gross internal floorspace following development. B1 (a) Office (other than A2) = 108 sqm net additional gross internal floorspace following development. B8 Storage or distribution = a loss of 553 sqm of gross internal floorspace.		13.10.2016	Completed
183 Linden Road	(16/01328/FUL) Permanent change of use of ancillary outbuilding to restaurant (A3).	The net additional gross internal floorspace is not given.		15.02.2017	Completed
Lidl Supermarket Canada Wharf Bristol Road	(16/00013/FUL) Demolition of existing Lidl foodstore and construction of larger replacement store with	A1 Shops = 1,306 sqm of net additional gross internal floorspace following development.		11.01.2017	Completed

	associated car parking, servicing and landscaping.				
Unit 5 151 Bristol Road	(16/01020/COU) Change of use to B8 storage and distribution (plasterboard and associated goods) and installation of roller shutter door.	B8 Storage or distribution = 72.5 sqm of net additional gross internal floorspace following development.		30.11.2016	Completed
Unit 2 Venture Business Centre Madleaze Road	(17/00225/COU) Change of use from Use Class B8 to D2 (gym).	B8 Storage or distribution = loss of 250 sqm of gross internal floorspace following development. D2 Assembly and leisure = 250 sqm net additional gross internal floorspace following development.		21.04.2017	Completed
11 Stanley Road	(17/00480/COU) Change of use on part of ground floor from dwellinghouse (C3 use) to retail unit (A1 use).	The net additional gross internal floorspace is not given.		25.09.2017	Completed
71 - 75 Frampton Road	(17/00768/COU) Change of use from B1 to D1.	Net additional gross internal floorspace following development = 334 sqm to D1.		05.09.2017	Completed
114, Alma Place	(17/00610/COU) Change of use from A1 retail to 1 bedroomed apartment.	A1 Shops loss of 42 sqm gross internal floorspace.		12.09.2017	Completed
Seymour Café, 91 Theresa Street	(17/01061/COU) Conversion of cafe to 4 residential apartments.	Loss of 110 sqm of gross internal floorspace from A3 to C3.		21.11.2017	Not started
Crypt School, Podsmead Road	(16/00220/FUL) New single storey 3 classroom and toilet block adjacent to the existing Sports Hall.	D1 Non-residential institutions = 314 sqm.		04.05.2016	Completed
Unit D, Goodridge Business Park, Goodridge Avenue	(16/00790/COU) Change of Use from B2 (General Industrial) to D2 (Gym) and ancillary therapy suite.	Loss of B2 General Industrial of 320 sqm of gross internal floorspace to D2.		20.09.2016	Completed
239, Bristol Road	(16/00359/FUL) Use of building at 239A Bristol Road as children's nursery.	Net additional gross internal floorspace following development not given.		14.08.2017	Completed
1st Call Auto Rentals, Lower Tuffley Lane	(16/01016/FUL) Redevelopment of site to provide 12 commercial units with Use Class B1, B2, B8 and A3 café (one unit), following the demolition of the existing commercial buildings.	A3 Restaurants and cafes = 103 sqm net additional gross internal floorspace following development. B1 (a) Office = 323 sqm net additional gross internal floorspace following development. B2 General Industrial = 117 sqm net additional gross		19.04.2017	Not started

		internal floorspace following development.			
Cotswold BMW Cole Avenue	(17/00515/FUL) Refurbishment and re-branding of existing BMW and MINI motor retail facility to VOLVO motor retail facility to provide new vehicle display showroom, used vehicle display showroom, workshop, MOT, vehicle valeting, customer, service vehicle and used vehicle display parking.	According to application form the proposal does not involve the loss, gain or change of use of non-residential floorspace.		20.07.2017	Completed
Tuffley Rovers, AFC Glevum Park, Lower Tuffley Lane	(16/00130/FUL) Erection of new seated and standing spectator stands (3) to the south and east of pitch; associated minor site improvements including 2 turnstiles, fencing and 32 space parking area.	D2 Assembly and leisure = 164 sqm of net additional gross internal floorspace following development.		05.04.2016	Completed
Unit 1, Former Orchard Olympus Park, Quedgeley	(16/00192/COU) Change of use of Unit 1 from Use Class A3/A5 (cafe/takeaway) to Use Class A2 (estate agent).	A2 Financial and professional services = 57 sqm of net additional gross internal floorspace following development. A3 Restaurants and cafes loss of 57 sqm of gross internal floorspace.		11.04.2016	Completed
Bisley House, Falcon Close	Loss to B1 of 1,021 gross internal floorspace to C3 (15 units).	Other – 179 sqm of net additional gross internal floorspace following development.		11.04.2016	Completed
Former Orchard Olympus Park Quedgeley	(16/01371/FUL) Erection of a flexible use building encompassing Use Classes A1, A2 & A3 (within the scope of Class V of Part 3 to schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.	Other – 179 sqm of net additional gross internal floorspace following development.		01.02.2017	Completed
Severn Farm Elmore Lane West Quedgeley	(17/00846/PRIOR) Change of use from an agricultural building to an office building with associated storage (Use Class B1).	Net additional gross internal floorspace following development not provided.		28.09.2017	Not started
Phoenix House Stanley Court Edison Close Quedgeley	(16/00148/COU) Change of use from Use Class B1/B8 to sui generis Police use, erection of security fence, gates, external storage containers, external	The proposal does not involve the loss, gain or change of use of non-residential floorspace.		13.04.2016	Not started

	lighting and back up electricity generator.				
25 The Glenmore Centre, Jessop Court, Quedgeley	(16/00505/COU) Change of use of existing commercial unit (B1) to an Art Studio and Tattoo Studio (B1/Sui Generis).	Gain to Sui Generis use = 124 sqm of net additional gross internal floorspace following development.		16.09.2016	Completed
8 School Lane Quedgeley	(17/00159/COU) Change of Use from existing dwelling to Nursery Use	Other = 195 sqm of net additional gross internal floorspace following development.		05.04.2017	Not started
139 Bristol Road Quedgeley	(17/00522/COU) Change in use of land and building from C3 (residential) to D1 (day nursery for children)	D1 Non residential institutions = 233 sqm of net additional gross internal floorspace following development.		14.07.2017	Completed
28 Tuffley Lane	(16/00498/FUL) Proposed conservatory to rear to allow for increase nursery numbers from 39 to 49 in total. (Resubmission of scheme previously approved under Planning permission (09/00633/FUL).	No information provided and not significant in term of area added.		04.07.2016	Completed
Land Adjacent 2 Hemmingsdale Road	(14/00848/FUL) Erection of a commercial unit, to serve a mixture of Class B1(Business) and B8 (Storage and Distribution) uses. Amended Scheme.	B1 (c) Light industrial = 62 sqm net additional gross internal floorspace following development. B8 Storage or distribution = 345 sqm net additional gross internal floorspace following development.		26.08.2016	Not started
69 Eastgate Street	(16/00217/COU) Change of use of basement, first, second and third floors to HMO and use of ground floor as Class A2 (professional services), with associated Internal alterations.	A2 Financial and professional services = loss of 174 sqm of net additional gross internal floorspace following development.		10.06.2016	Not completed
Regus North Warehouse The Docks	(16/00396/LBC) Amendments to existing Business lounge space. Remove existing Media wall and replace existing glazed partition with solid stud partition and split space to form new office and smaller business centre.	The net additional gross internal floorspace is not given. Not significant in monitoring terms.		16.06.2016	Completed
Beatrice Webb House 75 - 81 Eastgate Street	(16/00626/JPA) Prior approval for change of use from offices (B1) to residential (C3) to provide 27 apartments.	The net additional gross internal floorspace is not given, but the estimate from plans is 1,800 sqm over 4 floors.		21.07.2016	Not started
159 Southgate Street	(16/00101/COU) Change of use from day centre/health clinic (Use	C2 Residential institutions = 621 sqm of net additional gross internal floorspace		28.04.2016	Completed

	Class D1) to student accommodation.	following development. D1 Non-residential institutions = loss of 621 sqm net additional gross internal floorspace following development.			
Llanthony Wharf Car Park Llanthony Road	(16/00829/FUL) Construction of new public square	The net additional gross internal floorspace is not given. Not significant for employment monitoring purposes.		07.09.2016	Started
Places Trading 28 Hempsted Lane	(16/00163/FUL) Change of use of existing office space into two residential dwellings with the construction of two entrance porches.	Information not given.		30.06.2016	Not started
26A Westgate Street	(16/00260/COU) Change of use from office to retail space.	A1 Shops = 130 sqm of net additional gross internal floorspace following development. B1 (a) Office = loss of 130 sqm of net additional gross internal floorspace.		09.08.2016	Completed
7 Worcester Street	(16/00425/FUL) Refurbishment of property including bringing the shop back into use.	The net additional gross internal floorspace is not given.		03.08.2016	Completed
58, Eastgate Street	(16/00041/LBC) Change of use of first and second floors to form 4 self contained flats.	B1 (a) Office loss of 226 sqm of gross internal floorspace.		01.06.2016	Completed
2, Three Cocks Lane	(16/00686/COU) Proposed change of use from Day Care Centre to Dental Surgery and changes to front elevation with creation of new disabled entrance.	The net additional gross internal floorspace is not given.		12.09.2016	Completed
106 Eastgate Street	(16/00152/FUL) Demolition of a non-listed building and replacement with hot food takeaway and 2 bed flat above.	A5 = 76 sqm net additional gross internal floorspace added. C3 = 89 sqm net additional gross internal floorspace added.		16.06.2016	Under construction
Suite 4 Fullers Court Lower Quay Street	(16/00459/FUL) Change of use of ground floor offices to yoga studio (Class D2 assembly and leisure).	D2 = 86 sqm net additional gross internal floorspace added and an equivalent loss to B uses.		22.06.2016	Complete
88 Westgate Street Gloucester	(16/00539/FUL) Change of use of ground floor premises from Class A3 restaurant to Class A5 hot food takeaway.	The net additional gross internal floorspace is not given.		07.09.2016	Not started
Fitzalan House, Park Road	(16/00834/JPA) Prior approval for change of use from B1 (Business) to C3 (residential) (35	No information given on application forms, but estimate is 650 sqm over 4 floors, so c.2,600 sqm gross		13.09.2016	Completed

	units). (Alternative layout to scheme approved under application 16/00106/JPA).	internal floor space.			
Spread Eagle Court, 110 Northgate Street	(16/00969/JPA) Change of use of first, second and third floors from Offices (B1) to residential (C3) to provide 9 apartments.	No information given on application forms, but estimate is 580 sqm over 3 floors, so c.1,740 sqm gross internal floor space.		22.11.2016	Not started
Asda Store, Bruton way	(16/01273/FUL) Creation of surface level car parking for the Asda Store.	4,100 sqm external car parking added.		18.01.2017	Completed
31 Westgate Street	(16/00956/LBC) Conversion of existing commercial unit into shop (Use Class A1) and shared flat (Use Class C4).	A1 Shops = loss of 180 sqm gross internal floorspace.		18.11.2016	Completed
48 Westgate Street	(16/01169/FUL) Single storey extension to rear (to enclose courtyard area) and 2nd Floor extension to rear with alterations to roof.	A1 shops = 0 sqm net additional gross internal floorspace following development. B1 (a) Office = 28.9 sqm net additional gross internal floorspace following development. B8 Storage or distribution = 14.8 net additional gross internal floorspace following development.		25.01.2017	Not started
21 Spa Road	(16/01314/COU) Conversion commercial building into 5 residential apartments with a small infill extension to the existing brickwork extension to the rear of the property.	The net additional gross internal floorspace is not given.		16.02.2017	Completed
6 - 8 The Oxebode	(16/01484/COU) Change of use from A1 (Retail) to A3 (Cafe).	A3 Restaurants and cafes = 152 sqm of net additional gross internal floorspace following development.		13.01.2017	Completed
155 Southgate Street	(16/00988/COU) Change of use from A1 (shop) to C3 (dwelling).	Loss of 40 sqm from A1 and gain for C3.		28.11.2016	Completed
Fab & Faded, 1 Longsmith Street	(17/00007/FUL) Change of use A1 to D1 with associated ancillary office accommodation at first floor level.	A1 Shops = 559 sqm of loss of gross internal floorspace. D1 Non residential institutions = 559 of net additional gross internal floorspace following development.		03.03.2017	Not started
2 Clarence Street	(16/01310/LBC) Change of use of ground floor office (Use Class B1) to residential flat.	43 sqm loss of B use to C3 residential.		19.01.2017	Completed

Fusion 1 Station Road Gloucester	(16/01041/FUL) Change of use from a public house and residential accommodation (A4/C3) to a children's nursery (D1 use) to include external alterations.	D1 Non residential institutions = 408 sqm of net additional gross internal floorspace following development.		21.11.2016	Not started
Fitzalan House Park Road	(16/01181/FUL) Alterations to external elevations (pursuant to prior approval 16/00834/JPA).	The net additional gross internal floorspace is not given. (Not significant)		23.11.2016	Completed
The Fountain Inn, 53 Westgate Street	(16/00887/FUL) Internal and external refurbishment of Grade II Listed Public House.	The net additional gross internal floorspace is not given. (Not significant)		13.09.2016	Not started
Former M&S, 13 - 23 Northgate Street	(16/00929/COU) Partial change of use of the first and second floors from Use Class A1: retail (storage/ancillary accommodation) to Use Class D2 gym (variation of application reference 16/00054/COU).	A gain for D2 Assembly and leisure = 1,319 sqm of gross internal floorspace.		12.10.2016	Completed
27 Brunswick Road	(17/00320/FUL) Conversion of existing first floor and second floor offices to 2 flats and 1 bedsit.	Loss to A2 Financial and professional = 188 sqm of gross internal floorspace following development. Gain to C3.		01.06.2017	Not started
19B Southgate Street	(17/00443/FUL) Change of use from coffee shop (A3 use) to deli/hot-food takeaway (sui generis use) and alterations to indoor and outdoor shopfronts.	A3 Restaurants and cafes = loss of 105 sqm gross internal floorspace following development. Gain to A5.		14.07.2017	Completed
5 - 7 Brunswick Road	(17/00153/COU) Change of use of first and second floors of nightclub (staff and store rooms) to hairdressing salon, office and 7 no. student en-suite bedrooms.	Loss from 'other' of 21 sqm to salon and 240 sqm to student accommodation (sui generis).		20.06.2017	Completed
5 - 7 Brunswick Road	(17/00073/COU) Change of use to part of nightclub to pub and restaurant with shared toilets and beer garden including new shopfront facing Jennings Walk, windows, doors, gates, fire escape and installation of air conditioning units (amended design and description).	Loss of 'other' of 187 sqm to 124 sqm for A3 use and 63 sqm for A4 uses.		09.06.2017	Completed
Gloucester Brewery, Alexandra Quay	(16/01543/FUL) Extension of current use as brewery/visitor centre	The net additional gross internal floorspace is not given.		11.07.2017	Completed

The Docks	to include class D2, to host brewery tours, live music events, comedy nights and beer festivals (to be mixed use class B2/A1/D2).				
Friary House 46 - 50 Southgate Street	(17/00535/JPA) Prior approval for the change of use from B1(a) offices to 24 residential flats (C3).	Loss to B use offices of 1,612 sqm gross internal floorspace and equivalent gain to C3 residential.		10.07.2017	Not started
Upper Floors 23A St Aldate Street	(16/00890/FUL) Conversion of upper floors from offices into 3 No 2 bed apartments.	B1 (a) Office = loss of 220 sqm of gross internal floorspace.		15.11.2017	Not completed
Roebuck House 37A Brunswick Road	(17/00468/COU) Change of use on ground floor only from café (A3 use) to tattoo studio (sui generis use).	Loss of 43 sqm from A3 to a gain for sui generis.		10/01/2018	Not started
28B Hempsted Lane	(17/00588/FUL) Retention of use of existing office space as two residential dwellings and two entrance porches, erection of first floor extension.	The net additional gross internal floorspace is not given.		19.09.2017	Not started
183 Westgate Street	(17/01094/DEM) Proposed demolition of existing factory buildings.	The net additional gross internal floorspace is not given.		25.10.2017	Not started
79-81 Northgate Street	(17/00968/COU) Convert part of first floor into a 1 bedroom flat, new rear access staircase and construction of three timber storage sheds at the rear.	The net additional gross internal floorspace is not given.		05/10/2017	Under construction
Former Gloscat Media Studies Centre	(16/00088/FUL) Construction of 14 No. residential units, the delivery of 148 sqm of retail (A1), 200 sqm of community space.	A1 shops = 148 sqm of net additional gross internal floorspace following development. D1 Non-residential institutions = 200 sqm of net additional gross internal floorspace following development.		16/12/2016	Under construction
Former BHS, 27 - 31 Eastgate Street	(17/01177/FUL) Eastgate Street facade refurbishment works, relocation of concrete artwork panels, extension of building at ground floor over highway, alteration of existing canopy over Eastgate Street, and subdivision of the former BHS retail store to provide a class A1 retail unit over ground and first floor along with a new class A1/A3 Cafe unit at ground	A1 shops 117 sqm of net additional gross internal floorspace following development. A3 restaurants and cafes = 186 sqm of net additional gross internal floorspace following development.		10/01/2018	Not started

	floor and associated outdoor seating area.				
--	--	--	--	--	--

Table 6. Commitments and Completions on Non-Allocated sites.

	Commitments	Completions
Use Class	Gross internal floorspace (sqm)	Gross internal floorspace (sqm)
A1	185 344 214 51 69 -28 118 928 639 1,020 -245 40 -55 9518 445 1,306 -42 130 -180 -152 -40 -559 -1,319 21 148 117 Net Total = +12,673	185 344 214 -28 -245 -55 445 1,306 -42 130 -180 -152 -40 -1,319 21 Net Total = +584
A2	57 -174 -188 Net Total = -305	57 -174 Net Total = -117
A3	950 -840 -110 103 -57 152 -408 -105 124 -43	950 -57 152 -105 124

	63 -14 28 244 42 110 1,021 195 -233 1,800 226 89 2,600 1,740 40 188 1,612 220 Net Total = +13,671	-14 28 244 42 1,021 -233 226 2,600 40 Net Total = +3,954
C4	/	/
D1	14 334 314 233 -621 559 408 200 Net Total = +1,441	14 334 314 233 -621 Net Total = +274
D2	-270 81 -2333 250 320 164 86 Net Total = -1702	81 250 320 164 86 Net Total = 901
Sui Generis	601 (pbsa)* 124 240 (pbsa) 43 Net Total = +1,008	601 (pbsa) 124 240 (pbsa) Net Total = +965
Other	145 1209 103 -639 -81	145 1209 103

	179 195 -261 -187 Net Total = +663	179 -261 -187 Net Total = +1,188
Other – specifically car parks	789 -51 4,100 Net Total = +4,838	789 4100 Net Total = +4,889
*Purpose Built Student Accommodation		

Table 7. Gloucester City Non-Allocated Educational / Public Sector Consents & Completions 2016 – 2018

Site	Descriptions & Internal Floor Space Added (sqm)	Granted / Completed (sqm)
Milestone School, Longford (16/00322/FUL)	Extension. 1,430 sqm	Granted 3.8.16. Not started.
University of Gloucestershire, Oxstalls Lane (15/01190/OUT)	10,000 sqm business school & new student accommodation (up to 200 beds), additional car parking and various sports facilities.... C2 residential institutions = 14,230 sqm net additional gross internal floorspace following development. D2 assembly and leisure = 3,570 sqm net additional gross internal floorspace following development.	Granted 28.07.2016. Started.
Crypt School (16/00220/FUL)	New single storey 3 classroom and toilet block adjacent to the existing Sports Hall. D1 Non-residential institutions = 314 sqm.	Granted 04.05.2016. Completed
	Total Permitted: 29,230	Total Completed: 314

6.0 Loss of Employment Land

6.1 In order to have a balanced view of employment land trends across the City it is necessary to understand losses of land as well as gains.

Table 8 below records the major losses for the monitoring period 2014 – 2016 and Table 9 provides an update for the current monitoring year 2016 – 2018.

Table 8. Loss of Employment Land to Residential Use 2014 - 2016

Site	Internal Floor Area Lost (sqm)	Use Lost	New Use	Completed
Conway House, Worcester Street	Under PD rights – area not known	Offices	22 flats	PA Granted: 13.11.14 Not implemented: instead the property has been refurbished for continued office use
19-21 Brunswick Road	Under PD rights – area not known Estimate = 1,000	Offices	12 flats	PA Granted: 28.4.15 Completed
Three Cocks Lane	1,088	Offices	15 flats	PA Granted: 6.5.15 Completed
Friary House, 46-50 Southgate Street	1,612	Offices	18 flats	PA Granted: 9.3.16 Not completed
Berkeley House, Falcon Close	1,000	Offices	13 flats	PA Granted: 16.7.15 Completed
	Total Permitted : 4,700			Total Completed: 3,088

Table 9. Loss of Employment Land To Residential Use 2016 - 2018

Site	Internal Floor Area Lost (sqm)	Use Lost	New Use	Completed
5-7 Brunswick Road	240 sqm	Night Club	7 student bedrooms	Completed
Beechwood Funeral Services 7A Highfield Place	Not given	A1	Residential: 2 bed flat	Completed
Norville Optical Co Ltd Paul Street	3,700 sqm	Factory B2	Residential: erection of 63 affordable homes including new vehicular accesses	Under construction
39 - 41 Hatherley Road	63 sqm	Offices	Dwelling house	Completed
Northgate Court 21 - 23 London Road	244 sqm	Offices (B1)	Residential: 18 no. flats (C3)	Completed
London House 10 - 14 London Road	601 sqm	Offices (B1)	Residential: 6 apartments (C3 – or possibly students units)	Completed
114 Alma Place	136 sqm	Retail (A1)	Residential: 1 bed roomed	Completed

			apartment	
Seymour Cafe 91 Theresa Street	190 sqm	Cafe	Residential: 4 apartments	Not started
Bruton Knowles Bisley House Falcon Close	533 sqm	Offices (Class B1a)	Residential: Flats (C3)	Completed
Conway House, 31 - 35 Worcester Street	444 sqm	Offices (B1a)	Residential: Flats (C3)	Not started
159 Southgate Street	493 sqm	Day Centre/health clinic (Class D1)	Student accommodation	Completed
Places Trading 28 Hempsted Lane	729 sqm	Office	Residential (two residential dwellings)	Not started
58 Eastgate Street	384 sqm	Ground floor = retail Upper floors = vacant	4 self contained flats on first and second floors	Completed
106 Eastgate Street	655 sqm	Non listed burnt out building	Hot food takeaway and 2 bed flat above	Under construction
Fitzalan House Park Road	The estimate is 650 sqm over 4 floors, so c.2,600 sqm	Business (B1)	Residential (C3)	Completed
Spread Eagle Court 110 Northgate Street	1,740 sqm	Offices	Residential (first, second and third floors)	Not started
31 Westgate Street	100 sqm	Existing commercial unit	Residential (Class C4)	Completed
21 Spa Road	Not given	Existing commercial unit	Residential apartments	Completed
2 Clarence Street	43 sqm	Ground floor office (Class B1)	Residential: One bed	Completed
27 Brunswick Road	188 sqm	Offices (first and second floor)	Residential: 2 flats and 1 bedsit)	Not started
Friary House 46 - 50 Southgate Street	1,612 sqm	Offices (B1 (a))	Residential (C3) - 24 flats	Not started
Upper Floors 23A St Aldate Street	220 sqm	Offices	Residential: 2 bed apartments	Not completed
79-81 Northgate Street	205 sqm	Ground floor = Retail Upper floors = Storage	Residential: 1 bed flat	Under construction
69 Eastgate Street	174 sqm	Offices	7 flats	Started
Former Gloscat Media Studies	348 sqm	Education centre	Residential	Started

Centre				
296 Barton Street	28 sqm	Retail	Residential	Completed
155 Southgate Street	155 sqm	Retail	Residential	Completed
28B Hempsted Lane	872 sqm	Flats	Residential	Not started
Former chemical sites, Bristol Road	Site A: Former St Gobain = 6.2 ha	Heavy industry	Residential	Started
Former chemical sites, Bristol Road	Site B: Former Contract Chemicals = 2.7 ha (but 0.7 ha is retained for Employment uses)	Heavy industry	Residential	Started
	Total Permitted: 16,697 sqm plus 8.2 ha factoring the Bristol Road former chemical sites			Total Completed: 5,620 sqm

7.0 Employment land delivery

7.1 The City Council is producing a City Plan, which taken together with the JCS will comprise a part of the Development Plan for the City. The City Plan is identifying new areas for employment development in the City as employment allocations – see the list below:

Table 10. City Plan Proposed Allocations

Site	Current Status	Area
Southwest Bypass site (Secunda Industrial Estate)	Land recently been sold by Canal & River Trust. The Council are still proposing to allocate this land for Employment through City Plan.	0.7 ha
Land East of Waterwells	Significant portions of the original site (2002 Deposit Draft) have been reallocated through the City Plan process.	2.4 ha
Southern Railway Triangle	There have been indications from Network Rail that this land could be available for Employment use within the next 5 years and timespan of City Plan.	4.22 ha
Gloucester Mail Centre	This site was 2.25 ha when consulted on in Jan/Feb 2017. The office buildings on the site (0.58 ha) have now gained approval for COU to residential (48 units) under Permitted Development (18/00336/JPA).	1.67 ha
Total		8.99 ha

7.2 Where possible and where appropriate in line with the Government's NPPF (2018) the City Plan will also seek to safeguard existing areas of employment land in the City from redevelopment for alternative uses.

8.0 Conclusion

8.1 The following conclusions can be drawn from this report:

Section 3 which reports on SALA Sites / Proposed for City Plan Allocation shows that the current City Plan potential for Employment sites is 8.99 ha. A significant addition has been the southern Railway Triangle with Network Rail indicating its potential availability.

Section 4 demonstrates that, in the monitoring period (2016-2018) on sites allocated in the Gloucester City Second Deposit Local Plan (2002) the following figures apply:

Completions	
	Net Total Internal Sqm
A1 (Shops)	+1,214
A2 (Professional and Financial Services)	-81
A3 (Restaurants and Cafes)	+241
B Uses (Industrial and Storage)	-200
D1 (Non-residential Institutions)	+200
Other	-190

Commitments	
	Net Total Internal Sqm
A1 (Shops)	+9,177
A3 (Restaurants and Cafes)	+7,502
B Uses (Industrial and Storage)	-72,522 (-8.2 ha for Bristol Road former chemical sites)
C1 (Hotels)	+3,759
D1 (Non-residential Institutions)	+974
D2 (Assembly and Leisure)	-2,333
Other	-8,417
Other – car parks	+13,207

Section 5 reports on Non-Allocated Employment Development (2016-2018). The following are the aggregated figures:

Completions	
	Net Total Internal Sqm
A1 (Shops)	+584
A2 (Professional and Financial Services)	+117
A3 (Restaurants and Cafes)	+1,064
A4 (Drinking Establishments)	+63
A5 (Hot Food Takeaways)	+243
B Uses (Industrial and Storage)	-3,759
C2 (Residential Institutions)	+621
C3 (Dwellinghouses)	+3,954
D1 (Non-residential Institutions)	+274
D2 (Assembly and Leisure)	+901
Sui Generis	+965
Other	+1,188
Other – car parks	+4,889
Commitments	
	Net Total Internal Sqm
A1 (Shops)	+12,673

A2 (Professional and Financial Services)	-305
A3 (Restaurants and Cafes)	-48
A4 (Drinking Establishment)	+63
A5 (Hot Food Takeaways)	+319
B Uses (Industrial and Storage)	-11,009
C2 (Residential Institutions)	+1,528
C3 (Dwellinghouses)	+13,671
D1 (Non-residential Institutions)	+1,441
D2 (Assembly and Leisure)	+1,702
Sui Generis	+1,008
Other	+663
Other – car parks	+4,838

Section 5 also reports on Non-Allocated Educational / Public Sector Development (2016-18) and the following are the aggregated figures:

Completions	
	Net Total Internal Sqm
D1 (Non-residential Institutions)	+314
Commitments	
	Net Total Internal Sqm
C2 (Residential Institutions)	+14,230 +10,000
D1 (Non-residential Institutions)	+1,430
D2 (Assembly and Leisure)	+3,570

Section 6 on Loss of Employment Land demonstrates that in terms of permissions a total of 16,697 sqm has been lost to residential development. Much of the loss has been offices. Additionally 8.2 ha of employment land has been lost when factoring in the Bristol Road former chemical sites.

Section 7 which reports on Employment Land Delivery demonstrates that c. 9 ha of land in Gloucester City is currently proposed to be allocated through City Plan.